

**PB# 84-34**

**Bellwood Park  
(Never Materialized)**

**54-1-39.2 & 43.2**

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84-34  
Bellwood Park (Trifam Assoc.)  
Major Subdivision

11-14-84 / of presentation  
5/8/85 and presentation

TOWN OF NEW WINDSOR			General Receipt		5903
555 Union Avenue New Windsor, N. Y. 12550			Aug. 8		1984
Received of			Bellwood Ph. Trifam Associates		\$ 25.00
For			Twenty Five and 00/100		DOLLARS
DISTRIBUTION			Major L. Application fee 84-34		
FUND	CODE	AMOUNT	By Pauline J. Tammal		
25.00	Chet #816		Town Clerk		
John Schmitzger			Title		
assoc.					

Williamson Law Book Co., Rochester, N. Y. 14609

never materialized  
8/25/86 sh  
given to T.C. office 8/23/86 ch

PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 8/7/84  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval \_\_\_\_\_  
Fees Paid \$25<sup>00</sup> application

APPLICATION FOR SUBDIVISION APPROVAL

Date: 2 August 1984

1. Name of subdivision Bellwood Park
2. Name of applicant Trifam Associates Phone (914) 534-7874  
Address 270 Main St. Cornwall N.Y. 12518  
(Street No. & Name) (Post Office) (State) (Zip Code)  
lot 39.2: Arthur O. Maharay
3. Owner of record lot 43.2 James & Margaret Petro Phone \_\_\_\_\_  
lot 39.2: 238 Windsor Highway, New Windsor, N.Y. 12550  
Address lot 43.2: Route 9W New Windsor, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Elias D. Grevas, L.S. Phone (914) 562-8667  
Address 33 Quassaick Ave. New Windsor, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the west side of Bethlehem Road  
(Street)  
\_\_\_\_\_ feet \_\_\_\_\_ of at Mount Airy Road  
(direction)
7. Total Acreage 56.7 ± Zone R-4A Number of Lots 43
8. Tax map designation: Section 54, Block 1 Lot(s) 39.2 & 43.2
9. Has this property, or any portion of the property, previously been subdivided No.  
If yes, when \_\_\_\_\_; by whom \_\_\_\_\_.
10. Has the Zoning Board of Appeals granted any variance concerning this property No.  
If yes, list case No. and Name \_\_\_\_\_

List all contiguous holdings in the same ownership.

Section \_\_\_\_\_ Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK )  
COUNTY OF ORANGE : SS.:

I, John T. Smitcher, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

John T. Smitcher  
Mailing Address 270 Main St.  
Cornwall, N.Y. 12518

SWORN to before me this

2nd day of August, 1984

Shirley B. Kasserentz  
NOTARY PUBLIC  
Notary Public, State of New York  
No. 4764798  
Qualified in Orange County  
Commission Expires March 30, 1985

APPENDIX BSHORT ENVIRONMENTAL ASSESSMENT FORMINSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? . . . . . ☒ Yes ☐ No
2. Will there be a major change to any unique or unusual land form found on the site? . . . . . ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? . . . . . ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? . . . . . ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? . . . . . ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? . . . . . ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? . . . . . ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? . . . . . ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? . . . . . ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARER'S SIGNATURE: *[Signature]*TITLE: Land SurveyorREPRESENTING: TRIFAM ASSOCIATESDATE: 12 SEPT. 1984

9/1/78

*Planning Board  
received 11/28/84  
sh.*

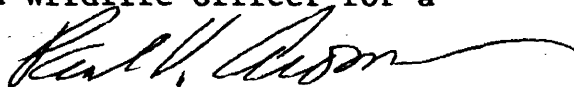
INTER-OFFICE COMMUNICATIONS

TO: PLANNING BOARD  
FROM: TOWN ENGINEER PAUL V. CUOMO, P.E.  
SUBJECT: WETLANDS FOR TRIFAM BELWOOD PARK  
DATE: NOVEMBER 28, 1984

In regards to Wetlands in the Trifam Subdivision, I have reviewed the Town of New Windsor Wetland-Map with the following results:

There is a very small portion of CO protruding into the property (see attached property).

I would recommend the applicants secure its services with the N.Y.S. DEC Fish and Wildlife officer for a more exact determination.



Paul V. Cuomo, P.E.  
Town Engineer

PVC/nh



4590000m. N.

27'30"

530 000

MAYBROOK

OLD

ROAD

RAILROAD

JACKSON

Denniston

CO-7

TRI-FAM

MONROE

Trailer Park

Stream

Reservoir

CO-8

DEAN HILL ROAD

CO-12

Swimming Pool

Meadowbrook

CO-11

Beaverdam Lake

Bethlehem Ch

CO-13

CO-14

West Northwal

Salisbury Mills

Creek

MILL

20



**ELIAS D. GREVAS, L.S.**  
LAND SURVEYOR  
33 QUASSAICK AVENUE  
NEW WINDSOR, NEW YORK 12550  
(914) 562-8667

LAND SURVEYS  
SUBDIVISIONS  
SITE PLANNING  
LOCATION SURVEYS

16 May 1985

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, N.Y. 12550

Att: Mr. Henry Reynolds, Chairman

SUBJECT: TRI-FAM ASSOCIATES, BELWOOD PARK SUBDIVISION, CLUSTER  
PLAN

Dear Mr. Reynolds:

Following the Planning Board meeting of 8 May 1985, we have completed a Cluster plan for the Subject project. This plan is based on the number of lots presented in the Standard Layout (43), and we are proposing a minimum lot size of 20,000 square feet. The proposed Bulk Regulations for the Cluster plan are shown on the attached subdivision plan.

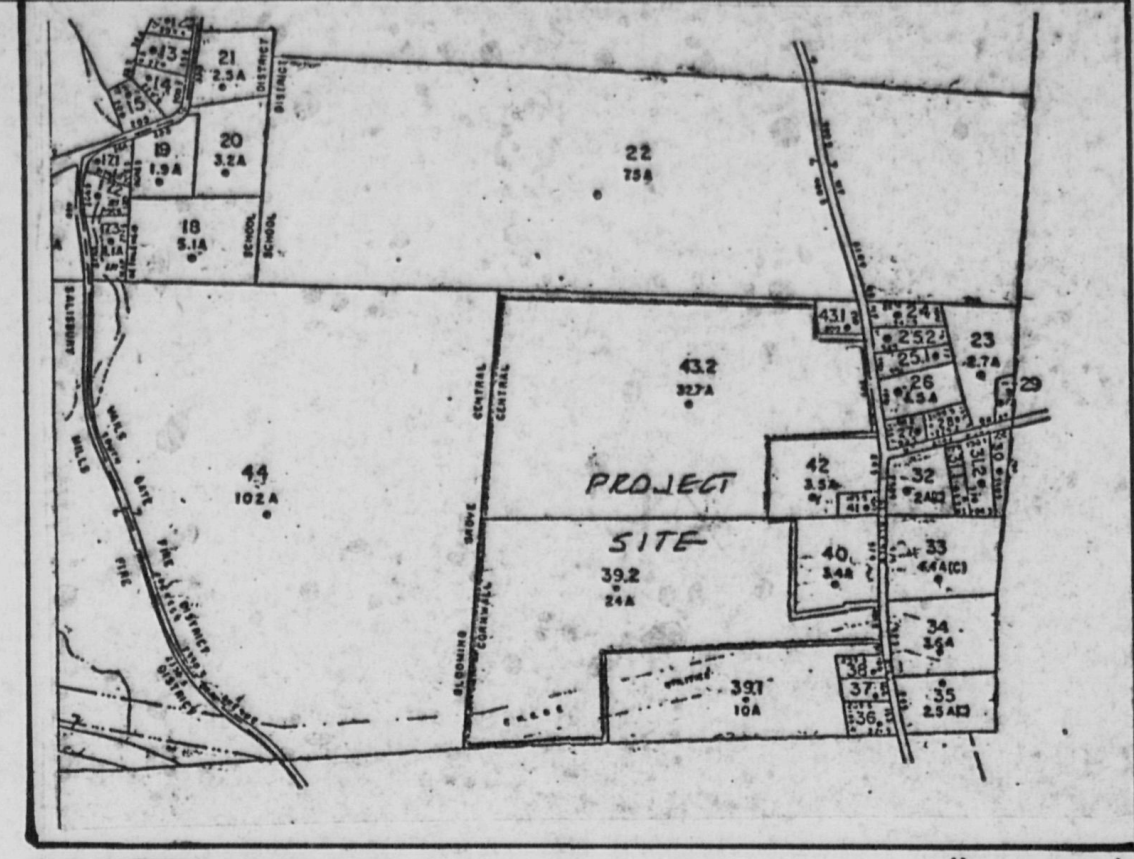
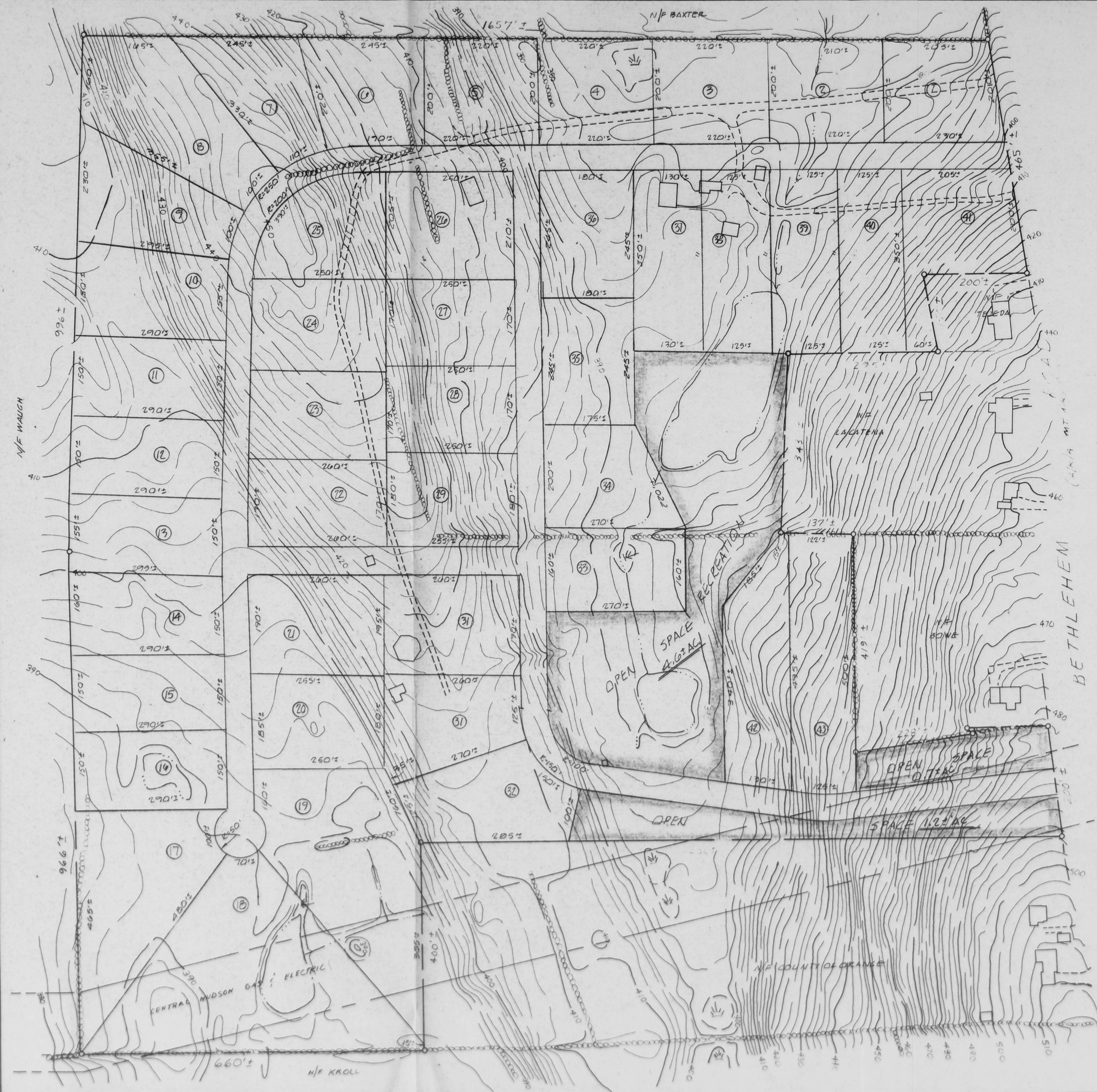
We are enclosing ten (10) copies of the plan for Planning Board members to review prior to your meeting on 22 May 1985. If you or any of the board members have any questions prior to that date, please do not hesitate to contact me.

Very truly yours

Elias D. Grevas, L.S.

encl/as





LOCATION PLAN 1" = 800'

- NOTES
- Being a proposed subdivision of lands shown on the Town of New Windsor Tax maps as Section 54, Block 1, Lots 38.2, & 43.2
  - PROPERTY OWNERS:  
 LOT 39.2: Arthur O. Maharay  
 238 Windsor Highway  
 New Windsor, N.Y. 12550  
 Lot 43.2: James R. & Margaret V. Petro  
 Route 9W  
 New Windsor, N.Y. 12550
  - SUBDIVIDER (Applicant): Tri-Fam Associates  
 270 Main Street  
 Cornwall, N.Y. 12518
  - PROPERTY DATA  
 Zoning: R-4A  
 Total Area: 56.7+ Acres  
 Number of lots: 43  
 Min. Lot Size: 43,560 s.f. (1 Acre)  
 Min. Lot Width: 125'  
 Min. Lot Frontage: 70'  
 Min. Yards: Front = 45', Side(s) = 20'/40', Rear = 50'
  - WATER SUPPLY & SEWAGE DISPOSAL: Individual Systems
  - Boundary data shown is from plotting of Deeds & Tax Maps, Subject to an actual field survey.
  - Topographic data shown is from Aerial Photogrammetric Mapping: Two (2) foot contour interval



<b>ELIAS D. GREVAS, L.S.</b> LAND SURVEYOR 33 QUASSACK AVENUE NEW WINDSOR, NEW YORK 12550		<b>BELWOOD PARK</b> TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	
REVISIONS: DATE DESCRIPTION 1 May 85 Revised Layout	Drawn: Checked: Scale: 1" = 100' Date: 3 Aug 1984 Job No: 84-189	<b>SKETCH PLAN</b> <b>MAJOR SUBDIVISION</b> <b>"STANDARD LAYOUT"</b>	